

FEDERAL ENERGY REGULATORY COMMISSION
WASHINGTON, D.C. 20426
July 21, 2015

OFFICE OF ENERGY PROJECTS

Project No. 14628-001- Minnesota
A-Mill Artist Lofts Hydroelectric Project
Minneapolis Leased Housing Associates
IV, Limited Partnership

TO THE PARTIES ADDRESSED:

Reference: Transmittal of the Executed Programmatic Agreement for the A-Mill Artist Lofts Hydroelectric Project, FERC Project No. 14628-001

Enclosed is the Programmatic Agreement (PA) for the A-Mill Artist Lofts Hydroelectric Project No. 14628, fully executed as of July 16, 2015, the date it was signed by the Minnesota State Historic Preservation Office.

If you have questions please contact Chelsea Hudock at 202-502-8448, or by e-mail at chelsea.hudock@ferc.gov.

Sincerely,



Janet Hutzl, Chief
Midwest Branch
Division of Hydropower Licensing

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Enclosure: Final Programmatic Agreement

FEDERAL ENERGY REGULATORY COMMISSION
WASHINGTON, D.C. 20426
July 16, 2015

OFFICE OF ENERGY PROJECTS

Project No. 14628-001 – Minnesota
A-Mill Artist Lofts Hydroelectric Project
Minneapolis Leased Housing Associates

**Reference: Programmatic Agreement for the A-Mill
Hydroelectric Project No. 14628-001**

TO THE PARTIES ADDRESSED:

Enclosed for your signature is the final Programmatic Agreement (PA) for the Minneapolis Leased Housing Associates (Minneapolis Housing Associates) proposed A-Mill Hydroelectric Project No. 14628 (A-Mill Project). The A-Mill Project would be located on the Mississippi River in the City of Minneapolis, Hennepin County, Minnesota. The proposed project would not occupy any federal land.

We mailed a draft Programmatic Agreement (PA) for review and comment on May 20, 2015. On June 5, 2015, we held a teleconference with Minneapolis Housing Associates, the Minnesota State Historic Preservation Officer (Minnesota SHPO), the Advisory Council on Historic Preservation (Advisory Council), the Mississippi National River and Recreation Area (Park Service), the U.S. Army Corps of Engineers (Corps), the Mill City Museum, and historic consultants to discuss the draft PA.

On June 23, 2015, we mailed a revised PA for review and comment, and held a teleconference on June 30, 2015, with the Minneapolis Housing Associates, the Minnesota SHPO, the Advisory Council, the Park Service, the Corps, the Mill City Museum, and historic consultants to discuss the revised PA.

We received comments on the revised PA from the Advisory Council,¹ Minnesota SHPO, Park Service, and Leech Lake Band of Ojibwe. We have made revisions to the revised draft PA based on the comments provided, which are discussed below.

¹ The Advisory Council provided comments during the June 30, 2015 teleconference, and also filed a letter on July 8, 2015.

Advisory Council's and Minnesota SHPO's Teleconference Comments

The Minnesota SHPO recommended the second WHEREAS clause include the word "adversely" before "...affect properties included in..."

Response

We have revised the PA accordingly.

Comment

The Minnesota SHPO recommended the fourth WHEREAS clause include "identification and evaluation of" before "...historic properties, and anticipated effects..."

Response

We have revised the PA accordingly.

Comment

The Advisory Council recommended modifying the eleventh WHEREAS clause to include our invitation to tribes to participate in section 106 consultation.

Response

We have revised the PA accordingly.

Comment

Both parties recommended a WHEREAS clause stating that the Minneapolis Housing Associates would have an off-license agreement that requires it to develop and implement an interpretive plan. The interpretive plan would include, but not be limited to, access to Historic American Engineering Record documentation and National Historic Landmark documentation, partnership opportunities, and integration and facilitation of site-specific interpretive public programs through a partnership with a local museum in conjunction with existing historic district interpretive plans.

Response

We have revised the PA accordingly.

Comment

Both parties recommended a stipulation in the PA that requires the Minneapolis Housing Associates to update the National Historic Landmark nomination for the historic Pillsbury “A” Mill to mitigate for adverse effects caused by the proposed A-Mill Project. The Minnesota SHPO stated that the current nomination is too old and does not follow the current criteria, and therefore should be updated in conformance to the Park Service’s current National Historic Landmarks Program criteria and guidelines.

Response

We have not included the stipulation in the PA because the proposed project would not affect the entire Pillsbury “A” Mill. The project would be located in the basement of the Pillsbury “A” Mill, and would not affect the upper floors of the Pillsbury “A” Mill building. Also, it is not in our practice to require applicants or licensees to prepare nomination forms for listing properties on the National Register of Historic Places (National Register) because the properties would receive the same protection regardless of whether they are listed or eligible for listing on the National Register. The Pillsbury “A” Mill is already listed, so our approach would be the same; we would not require Minneapolis Housing Associates to update the National Historic Landmark documentation to current standards.

Park Service’s Teleconference Comments

Comment

The Park Service proposed adding a WHEREAS clause in the document stating that the Park Service is representing the Department of the Interior to satisfy 36 C.F.R. §800.10(c) of the section 106 regulations.

Response

We have revised the PA accordingly.

Leech Lake Band of Ojibwe's Written Comments

Comment

The Leech Lake Band of Ojibwe filed a letter on June 29, 2015, requesting that the tribe be removed from the PA as a consulting party because the project would not affect any recorded sites of religious or cultural importance.

Response

We have revised the PA accordingly.

Advisory Council's Written Comments

The Advisory Council filed a letter on July 8, 2015, providing comments concerning the on-going section 106 consultation process for the project and the PA. The Advisory Council stated that it would like to achieve completion of the section 106 review without it formally entering into consultation. Therefore, we have revised the draft PA to remove the Advisory Council as a signatory to the PA.

The Advisory Council commented that we have been resistant to the following consulting parties' recommendations for resolving adverse effects: (1) implementing public interpretation that is not limited to the footprint of the proposed project in a WHEREAS clause;² (2) updating the National Historic Landmark nomination documentation for the Pillsbury "A" Mill building; and (3) stabilizing and repointing the intake structure that is in a high-visibility location.

As stated above, we have revised the PA to include a WHEREAS clause that describes the applicant's proposed off-license agreement for an interpretive plan, which would include, but not be limited to, access to Historic American Engineering Record documentation and National Historic Landmark documentation, partnership opportunities, integration and facilitation of site-specific interpretive public programs through partnership with a local museum in conjunction with existing historic district interpretive plans. Therefore, we have addressed the parties' recommendation in that respect, but we note that the Commission does not enforce compliance with off-license agreements.

² The proposed recommendation would be an off-license agreement requiring an interpretation plan.

As stated above, we have not included a stipulation in the PA for the Minneapolis Housing Associates to update the National Historic Landmark nomination form for the Pillsbury “A” Mill building because the proposed project does not include the entire Pillsbury “A” Mill. However, measures to avoid, lessen, or mitigate for adverse effects to the Pillsbury “A” Mill are addressed in the PA.

We did not include a stipulation in the PA for the Minneapolis Housing Associates to stabilize and repoint the walls of an intake structure³ that is in a high-visibility location because the intake structure would not be affected by the construction or operation of the A-Mill Hydropower Project. We do not require mitigation for properties that would not be adversely affected by the proposed project. However, to ensure that no adverse effect occurs during construction, we have revised section III. *Interim Treatment of Historic Properties* of the PA to require monitoring of the intake structure’s wall during project construction.

The Advisory Council also states that we have been resistance to revisions to the draft PA to reflect the current standards in section 106 agreement document preparation. We respectively disagree with the Advisory Council. Based on the comments provided by consulting parties, we have made the following modifications to the draft PA:

(1) inserted WHEREAS clauses that identified the Commission as the Corps’ designated lead federal agency, the Park Service as representing the Department of the Interior, and identified tribes that were invited to participate;

(2) inserted a WHEREAS clause that states the Minneapolis Housing Associates would have an off-license agreement for an interpretive plan;

(3) revised stipulation I.A. *Historic American Engineering Record* (HAER) to reflect comments and revisions from the Minneapolis Housing Associates, the Minnesota SHPO, and the Advisory Council;

(4) revised tables 1 and 2 in Appendix A to include historic component and notable features of the Pillsbury Waterpower System and descriptions of the historic properties in the APE;

³ Stabilizing and repointing the walls of the intake structure would be done for aesthetic purposes only, there is no evidence the walls of the intake structure are structurally unsound.

(5) revised section III (A) *Adverse Effects* in Appendix A, which states that the Pillsbury Waterpower System contributes to the Saint Anthony Falls Historic District and the Pillsbury “A” Mill National Historic Landmark and identifies the proposed project’s adverse effects on the Saint Anthony Falls Historic District and the National Historic Landmark;

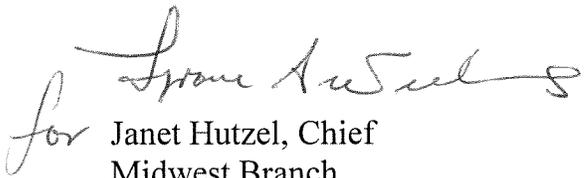
(6) revised section III(B) *No Adverse Effects* in Appendix A, which describes the historic properties within the APE that would not be adversely affected by the proposed project;

(7) revised section IV *Avoiding, Minimizing, or Mitigating Adverse Effects* in Appendix A, which describes Minneapolis Housing Associates’ proposed use of HAER documentation and the development and implementation of an historic properties management plan to mitigate for adverse effects; and

(8) included additional maps of the APE to better identify historic properties affected by the project.

To allow us to include and implement an executed PA in any license issued for the A-Mill Artist Lofts Hydroelectric Project, we would like to have the PA signed by July 20, 2015. If you have questions, please contact Chelsea Hudock at 202-502-8448, or at chelsea.hudock@ferc.gov. We appreciate your assistance in completing this process.

Sincerely,


for Janet Hutzel, Chief
Midwest Branch
Division of Hydropower Licensing

Enclosure: Programmatic Agreement

Addresses:

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Programmatic Agreement
Project No. 14628-001
Minnesota

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Cc: Public Files

**PROGRAMMATIC AGREEMENT
BETWEEN
THE FEDERAL ENERGY REGULATORY COMMISSION
AND
THE MINNESOTA STATE HISTORIC PRESERVATION OFFICE
FOR MANAGING HISTORIC PROPERTIES THAT MAY BE AFFECTED
BY ISSUING AN ORIGINAL LICENSE TO MINNEAPOLIS LEASED HOUSING
ASSOCIATES IV, LIMITED PARTNERSHIP FOR THE CONSTRUCTION AND
OPERATION OF THE
A-MILL ARTIST LOFTS HYDROELECTRIC PROJECT
IN HENNEPIN COUNTY, MINNESOTA
(FERC No. 14628-001)**

WHEREAS, the Federal Energy Regulatory Commission or its staff (hereinafter, "Commission") proposes to issue an original license to Minneapolis Leased Housing Associates IV, Limited Partnership (hereinafter, "Licensee") to construct, operate, and maintain the A-Mill Artist Lofts Hydroelectric Project No. 14628 (hereinafter, "Project") as authorized by Part I of the Federal Power Act, 16 U.S.C. sections 791(a) through 825(r), *as amended*; and

WHEREAS, the Commission has determined that issuing such a license may adversely affect properties included in or eligible for inclusion in the National Register of Historic Places (hereinafter, "historic properties"), including the Pillsbury "A" Mill, a National Historic Landmark (hereinafter, "NHL"), and the Saint Anthony Falls Historic District (hereinafter, "Historic District"), making the Project an undertaking subject to review by the Commission under section 106 (54 U.S.C. § 306108) of the National Historic Preservation Act (hereinafter, "NHPA") (54 U.S.C. § 300101 et seq.) and its implementing regulations, "Protection of Historic Properties" (36 C.F.R. Par 800)"; and

WHEREAS, the area of potential effects (hereinafter, "APE") for the Project is entirely within the Historic District, a historic property listed in the National Register of Historic Places, and includes: (1) all lands necessary for or potentially affected by construction, operation, and maintenance of Project; and (2) all areas which may have potential effects to the viewshed, as delineated in figures 1 and 2 in appendix B; and

WHEREAS, the Licensee has consulted with the Minnesota State Historic Preservation Officer (hereinafter, "Minnesota SHPO") regarding the determination and documentation of the area of potential effects for the Project and the development of this programmatic agreement (hereinafter, "PA"), pursuant to 36 CFR 800.4(a); and

WHEREAS, the Commission has determined that the development of the Project will adversely affect the Pillsbury Power Canal and Tailraces, which are a contributing element of the Historic District and the Pillsbury “A” Mill. In addition, the construction and operation of the Project, including repairs and modifications that, while necessary for continued safe and efficient operation, may not be in keeping with the Project’s historic character, may result in adverse effects to structures that comprise the Historic District and Pillsbury “A” Mill and other unknown historic properties; and

WHEREAS, the Project is located in the Mississippi National River and Recreation Area, and the Commission has notified the National Park Service (hereinafter, “Park Service”), acting as representative of the Secretary of the Interior, of the adverse effect to the Pillsbury “A” Mill, a NHL, and has invited participation by the appropriate component of the Park Service in the consultation, pursuant to 36 C.F.R. §800.10(c) of the section 106 regulations; and

WHEREAS, the U.S. Army Corps of Engineers, St. Paul District (hereinafter, “Corps”), pursuant to 36 C.F.R. 800.2(a)(2), has designated the Commission to be the lead federal agency for compliance with section 106 pursuant to 36 C.F.R. 800.2(a)(2); and

WHEREAS, the Commission has designated the Licensee as the non-federal representative for section 106 of the NHPA for the Project, and authorized the Licensee to initiate consultation with the Minnesota SHPO, and other consulting parties, and to conduct day-to-day section 106 consultation responsibilities pursuant to 36 CFR § 800.2(c)(4) of the NHPA; and

WHEREAS, the Commission has developed this Programmatic Agreement in consultation with the consulting parties to resolve the adverse effects that may result from the construction and operation of this undertaking; and

WHEREAS, Appendix A of this Programmatic Agreement provides a description of the Project, identification and evaluation of historic properties, and anticipated effects identified as of the date of this Programmatic Agreement; and

WHEREAS, the Licensee will have an off-license agreement to include an interpretive plan which may include, but not be limited to, access to Historic American Engineering Record (hereinafter, “HAER”) documentation and NHL documentation, partnership opportunities, integration and facilitation of site-specific interpretive

public programs through partnership with a local museum in conjunction with existing historic district interpretive plans; and

WHEREAS, the Commission has consulted with the Advisory Council on Historic Preservation (hereinafter, "ACHP"), pursuant to 36 C.F.R. section 800.14(b) of the section 106 regulations (36 C.F.R. Part 800); and

WHEREAS, the Commission invited the Leech Lake Band of Ojibwe, Shakopee Mdewakanton Sioux Community of Minnesota, the Flandreau Santee Sioux Tribe, the Lower Sioux Indian Community of Minnesota, the Prairie Island Indian Community of Minnesota, the Santee Sioux Nation of Nebraska, the Sisseton-Wahpeton Oyate of the Lake Traverse Reservation, the Spirit Lake Tribe of North Dakota, and the Upper Sioux Community of Minnesota to participate in consultation for the Project on August 14, 2014; and

WHEREAS, the Park Service, Corp, the City of Minneapolis, and the Mill City Museum, have been invited to participate in the consultation and to concur in this Programmatic Agreement; and

WHEREAS, the Licensee has participated in the consultation and has been invited to concur in this Programmatic Agreement; and

WHEREAS, the Commission will require the Licensee to implement the provisions of this Programmatic Agreement as a license condition if a license is issued.

NOW THEREFORE, the Commission and the Minnesota SHPO agree that the Project will be administered in accordance with the following stipulations in order to satisfy the Commission's section 106 responsibilities during the term of the Project's license.

STIPULATIONS

The Commission will ensure that, upon issuing a license for this Project, the Licensee implements the following stipulations. All stipulations that apply to the Licensee will similarly apply to any and all of the Licensee's successors. Compliance with any of the following stipulations does not relieve the Licensee of any other obligations it has under the Federal Power Act, the Commission's regulations, or its license.

I. MITIGATION FOR ADVERSE EFFECTS

A. HISTORIC AMERICAN ENGINEERING RECORD

(1) Within nine months of license issuance for the Project and, the Licensee will prepare a Level 1 HAER of the historic hydropower infrastructure of the Pillsbury “A” Mill, which will include, but not be limited to an evaluation of direct effects to character-defining features of the Pillsbury “A” Mill NHL, including: (1) the modification of the existing concrete and stone masonry intake structure, which requires the removal of the existing stone center pier and concrete deck over the intake structure; (2) the removal of the existing concrete bulkhead in the headrace tunnel; (3) the modification or removal of the weir structure and sluice gates in the forebay; (4) the partial demolition of the tunnel wall adjacent to the drop shaft; and (5) the installation of a steel gate structure in the tailrace tunnel.

(2) The HAER will expand on the 2014 *Pillsbury A Mill Tunnel Historic and Engineering Condition Study*,⁴ a Historic American Buildings Survey (hereinafter, “HABS”) of the Pillsbury “A” Mill tunnel system. The HAER report will include images from the HABS report in its narrative. The photography for the HAER report will focus on areas not covered by the HABS documentation, primarily areas that were not accessible or obscured by debris during the 2014 HABS survey, including the intake exterior setting, stone center pier, concrete deck, concrete bulkhead, foundation wall (which will be visible in the opening for the access to the turbine-generator unit), Wheel 1 (downriver) drop shaft and turbine room, weir structure, sluice gates, downriver tailrace tunnel, and tailrace exterior setting. The HAER narrative and drawings will focus on the function of the waterpower system. Within six months of the license issuance, the Licensee will provide documentation to the Minnesota SHPO, the Corps, Park Service, the City of Minneapolis, and the Mill City Museum that the HAER photography has been completed.

(3) The Licensee will provide a copy of the HAER document to the Minnesota SHPO for review and approval, which will have 30 days to provide any comments. The HAER will mitigate for the adverse effects to the Pillsbury “A” Mill caused by Project construction and operation. Prior to the development of the HAER, the Licensee will consult, in writing, with the Minnesota SHPO, the Corps, Park Service, the City of

⁴ Mead and Hunt, CAN Consulting Engineers, 10,000 Lakes Archaeology, ARCH3 LLC, “Pillsbury A Mill Tunnel Historic and Engineering Condition Study,” May 2014, prepared for the City of Minneapolis.

Minneapolis, and the Mill City Museum to determine the level of recordation and documentation that is required for the structures. Within thirty (30) days after the final draft has been approved by the Minnesota SHPO, two copies of the original documentation set would be prepared; one will be submitted to the Library of Congress and the other would be provided to the Minnesota SHPO to be added to the Minnesota Historical Society collections. In addition, a digital copy will be provided to the Minnesota SHPO. Photocopies of the documentation set will be provided to the Park Service, Mill City Museum, Minneapolis Heritage Preservation Commission, and Minneapolis Collection at the Hennepin County Central Library. The Licensee will provide documentation to the Commission that the HAER document has been accepted by the Minnesota SHPO.

B. HISTORIC PROPERTIES MANAGEMENT PLAN

Within one year of license issuance, the Licensee will file with the Commission for approval a Historic Properties Management Plan (hereinafter, "HPMP") specifying how historic properties will be managed in the Project's APE, as defined in 36 C.F.R. section 800.16(d), during the term of the license. During the development of the HPMP, the Licensee will consult with the Minnesota SHPO, the Corps, the City of Minneapolis, and the City Mill Museum, as defined in 36 C.F.R. section 800.2(c).⁵ The Licensee will seek the Minnesota SHPO's concurrence on the HPMP.

While developing the HPMP, the Licensee will take into account "Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines" (Federal Register, September 29, 1983, Vol. 48, No. 190, Part IV, pp. 44716-44740; hereinafter, "Secretary's Standards") and the "Guidelines for the Development of Historic Properties Management Plans for FERC Hydroelectric Projects."⁶ The HPMP will be developed by, or developed under the direct supervision of, a person or persons who meet(s), at a minimum, the professional qualifications standards for architectural history and historic archaeology in the Secretary's Standards (48 FR 44738-39).

⁵ The Licensee must allow the consulting parties at least 30 days to respond to a request for a review of a finding or determination involving the HPMP and during the interim period, pursuant to Stipulation III of this Programmatic Agreement.

⁶ This document was issued jointly by the Commission and the Advisory Council on May 20, 2002. The document is available at <http://www.ferc.gov/industries/hydropower/gen-info/guidelines/hpmp.pdf>.

The HPMP will include, at a minimum, provisions for:

1. documentation and description of the APE for the Project and inclusion of a map or maps that clearly show the APE in relation to the Project boundary;
2. completion, if necessary, of identification and evaluation of historic properties within the Project's APE;
3. address the effects of maintenance and operation activities associated with the Project,⁷ which includes the Pillsbury "A" Mill, a National Historic Landmark, and the Saint Anthony's Falls Historic District, which is listed in the National Register of Historic Places, according to the Secretary of the Interior's, "Standards for the Treatment of Historic Properties" (36 C.F.R. Part 68), and applicable National Park Service Preservation Briefs;
4. continued use and maintenance of historic properties;
5. treatment of historic properties threatened by Project-induced shoreline erosion,⁸ other Project-related ground-disturbing activities, and vandalism;
6. consideration and implementation of appropriate treatment that would minimize or mitigate unavoidable adverse effects on historic properties;
7. treatment and disposition of human remains that may be discovered, taking into account any applicable State laws and the ACHP's "Policy Statement Regarding Treatment of Burial Sites, Human Remains, and Funerary Objects," February 23, 2007;

⁷ The Project consists of: (1) an existing headrace tunnel to be rehabilitated and sleeved with a new 616-foot-long, 5-foot-diameter steel penstock; (2) a new vertical steel pipe to be installed in the existing downstream drop-shaft; (3) a new 600-kilowatt turbine generator; (4) a new 6-foot-wide by 4-foot-tall concrete outlet structure to be installed at the existing downstream tailrace; and (5) appurtenant facilities.

⁸ Project-induced shoreline erosion does not include shoreline erosion attributable to flood flows or phenomena such as wind driven waves, erodible soils, and loss of vegetation due to natural causes.

8. procedure for addressing discovery of previously unidentified historic properties or previously unanticipated effects to historic properties during Project operation and maintenance;
9. public interpretation of the historic and archeological properties at the Project, in accordance with the Secretary of the Interior's "Standards for the Treatment of Historic Properties";
10. a list of activities (i.e., routine repair, maintenance, and replacement in kind at the Project) not requiring consultation with the Minnesota SHPO because these activities would have little or no potential effect on historic properties;
11. a procedure to address effects on historic properties in the event of a Project emergency; and
12. a review of the HPMP by the Licensee, the Minnesota SHPO, the Corps, the City of Minneapolis, and the Mill City Museum to ensure that the information continues to assist the Licensee in managing historic properties and updating the HPMP based on agency and tribal consultations.

II. HPMP REVIEW AND IMPLEMENTATION

A. The Licensee will submit the HPMP, along with documentation of the views of the Minnesota SHPO, the Corps, the Park Service, the City of Minneapolis, and the Mill City Museum, to the Commission for review and approval.

B. If the Minnesota SHPO has concurred with the HPMP and the Commission determines that the HPMP is adequate, the Commission will forward a copy of the HPMP, along with the views of the Licensee, the Minnesota SHPO, the Corps, the Park Service, the City of Minneapolis, and the Mill City Museum, to the ACHP for filing.

1. If the ACHP does not object to the HPMP, then the Commission will proceed to ensure that the Licensee implements the HPMP.
2. If the ACHP objects to the HPMP, then the Commission will consult with the ACHP in an effort to reach agreement on the HPMP. If agreement cannot be reached, then the Commission will request that the ACHP comment pursuant to Stipulation IV.B of this Programmatic Agreement.

- C. If the Minnesota SHPO has not concurred with the HPMP, or the Commission finds the HPMP inadequate, the Commission will consult with the Licensee and the Minnesota SHPO to seek agreement on the HPMP. If concurrence is not reached within 45 days, the Commission will request that the ACHP enter into consultation to seek agreement on the HPMP.
1. If agreement is reached on the HPMP, the Commission will forward a copy of the revised HPMP to the ACHP for filing.
 2. If agreement on the HPMP cannot be reached among the Commission, the Minnesota SHPO, and the Licensee, then the Commission will request that the ACHP comment pursuant to Stipulation IV.B of this Programmatic Agreement.
- D. The Licensee will file an annual report with the Minnesota SHPO, the Corps, the Park Service, the City of Minneapolis, and the Mill City Museum on activities conducted under the implemented HPMP. The report will contain a detailed summary of any cultural resources work conducted during the preceding year; if no work was completed, a letter from the Licensee will be prepared to that effect, and will satisfy the intent of this stipulation.

III. INTERIM TREATMENT OF HISTORIC PROPERTIES

- A. After a license for the Project has been issued, but before the HPMP has been approved by the Commission (hereinafter, "the Interim"), the Licensee will consult with the Minnesota SHPO, the Corps, the Park Service, the City of Minneapolis, and the Mill City Museum regarding the effects of the following actions may have on historic properties or previously unidentified historic properties within the APE that may be implemented in the Interim:
1. all Project-related activities, including recreational developments, that require ground-disturbance;
 2. non-routine maintenance, new construction, demolition, or rehabilitation of Project-related National Register-listed or National Register-eligible structures; and

3. Project-induced shoreline erosion of archeological sites not attributable to flood flows or phenomena, such as wind-driven wave action, erodible soils, and loss of vegetation due to natural causes.
- B. Consultation will be in accordance with 36 C.F.R. sections 800.4 and 800.5, with the Licensee acting as the Agency Official. If the Licensee and the Minnesota SHPO agree that the activity will not adversely affect historic properties, the Licensee may proceed in accordance with any agreed-upon treatment measures or conditions.
 - C. If either the Licensee or the Minnesota SHPO determines that the activity will have an adverse effect on a historic property, and the affected property is a National Historic Landmark, the Licensee will submit the matter to the Commission, which will initiate the process set forth at 36 C.F.R. section 800.6. Otherwise, the Licensee and the Minnesota SHPO will consult to develop a strategy for avoiding or mitigating such adverse effects. If the Licensee and the Minnesota SHPO can reach agreement, the Licensee will implement the agreed-upon strategy. If they disagree, the Licensee will submit the matter to the Commission, which will initiate the process set forth at 36 C.F.R. sections 800.6 and 800.7(a) through (c)(3).
 - D. During construction, the Licensee will monitor the intake structure's stone wall to verify that the stone wall would not be adversely affected by the Project. If construction affects the stone wall, the Licensee must follow Stipulation III.C of this Programmatic Agreement.

IV. DISPUTE RESOLUTION

If at any time during implementation of this Programmatic Agreement and the resulting HPMP, the Licensee, the Minnesota SHPO, the Corps, the Park Service, the City of Minneapolis, or the Mill City Museum objects to any action or any failure to act pursuant to this Programmatic Agreement or the HPMP, they may file written objections with the Commission. In the event a written objection is filed with the Commission, the Commission will follow the steps listed below.

1. The Commission will consult with the objecting party, and with other parties as appropriate, to resolve the objection.
2. The Commission may initiate, on its own, such consultation to remove any of its objections.

- B. If the Commission determines that the objection cannot be resolved, the Commission will forward all documentation relevant to the dispute to the ACHP and request that the ACHP comment. Within 30 days after receiving all pertinent documentation, the ACHP will either:
1. provide the Commission with recommendations, which the Commission will take into account in reaching a final decision regarding the dispute; or
 2. notify the Commission that it will comment pursuant to 36 C.F.R. sections 800.7(c)(1) through (c)(3) of Section 106, and proceed to comment.
- C. The Commission will take into account any ACHP comment, provided in response to such a request, with reference to the subject of the dispute, and will issue a decision on the matter. The Commission's responsibility to carry out all actions under this Programmatic Agreement that are not the subject of dispute will remain unchanged.

V. AMENDMENT AND TERMINATION OF THIS PROGRAMMATIC AGREEMENT

- A. The Commission, the Licensee, the Minnesota SHPO, the Corps, the Park Service, the City of Minneapolis, or the Mill City Museum may request that this Programmatic Agreement be amended, whereupon these parties will consult in accordance with 36 C.F.R. section 800.14(b) to consider such amendment. This PA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.
- B. The Commission or the Minnesota SHPO may terminate this Programmatic Agreement by providing 30 days written notice to the other parties, provided that the Commission, the Licensee, the Minnesota SHPO, the Corps, the Park Service, the City of Minneapolis, and the Mill City Museum consult during the 30-day notice period in order to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the Commission will comply with 36 C.F.R. sections 800.3 through 800.7(c)(3), with regard to individual actions covered by this Programmatic Agreement.

Execution of this Programmatic Agreement, and its subsequent implementation, is evidence that the Commission has satisfied its responsibilities pursuant to section 106 of

the National Historic Preservation Act, *as amended*, for all individual actions carried out under the license. Provided, however, that unless and until the Commission issues a license for the Project and this Programmatic Agreement is incorporated by reference therein, this Programmatic Agreement has no independent legal effect for any specific license applicant or Project.

Programmatic Agreement
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FEDERAL ENERGY REGULATORY COMMISSION

By: Bob Easton for Vince Yearick Date: July 13, 2015
Vince Yearick, Director
Division of Hydropower
Licensing

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MINNESOTA STATE HISTORIC PRESERVATION OFFICER

By: Barbara Howard Date: 7/16/2015

Barbara Mitchell Howard

Minnesota Deputy State Historic Preservation Officer

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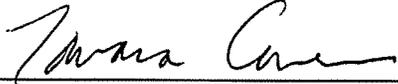
**CONCUR: MINNEAPOLIS LEASED HOUSING ASSOCIATES IV, LIMITED
PARTNERSHIP**

By:  Date: 7/13/15
Owen Metz

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CONCUR: U.S. ARMY CORPS OF ENGINEERS

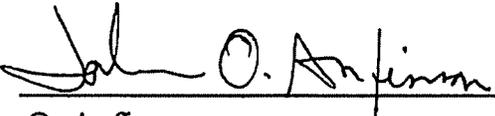
By:  Date: 7-16-15

Tamara E. Cameron
Chief, Regulatory Branch

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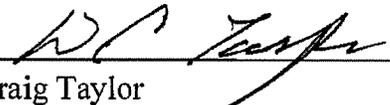
**CONCUR: MISSISSIPPI NATIONAL RIVER AND RECREATION AREA,
NATIONAL PARK SERVICE**

By:  Date: 7/14/15
John O. Anfinson

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CONCUR: CITY OF MINNEAPOLIS

By:  Date: 7-17-15
D. Craig Taylor
Executive Director

Programmatic Agreement
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Minnesota

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CONCUR: MILL CITY MUSEUM

By:  _____ Date: 7-16-15
John Crippen
Director of Historic Sites & Museums

Appendix A

PROGRAMMATIC AGREEMENT BETWEEN THE FEDERAL ENERGY REGULATORY COMMISSION AND THE MINNESOTA STATE HISTORIC PRESERVATION OFFICER, FOR MANAGING HISTORIC PROPERTIES THAT MAY BE AFFECTED BY ISSUING AN ORIGINAL LICENSE TO THE MINNEAPOLIS LEASED HOUSING ASSOCIATES IV, LIMITED PARTNERSHIP FOR THE CONSTRUCTION AND OPERATION OF THE A-MILL ARTIST LOFTS HYDROELECTRIC PROJECT IN THE CITY OF MINNEAPOLIS, HENNEPIN COUNTY MINNESOTA

PROJECT, IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES, AND ANTICIPATED EFFECTS

The purpose of this appendix is to specify the factual basis of the Programmatic Agreement. Here, relevant facts concerning the Artist Lofts Hydroelectric Project (No. 14628 (A-Mill Project or project) under the Federal Energy Regulatory Commission's (Commission) licensing procedures are reviewed; historic properties subject to the Programmatic Agreement's stipulations are, in part, identified; and the anticipated effects of the license issuing are disclosed.

On March 23, 2015, the Minneapolis Leased Housing Associates IV, Limited Partnership (Minneapolis Housing Associates) filed an application for an original license with the Commission to construct, operate, and maintain the proposed 600 kilowatt A-Mill Project. The project would be located on the Mississippi River in the existing Pillsbury "A" Mill within the City of Minneapolis in Hennepin County, Minnesota.

We, the parties to the Programmatic Agreement, anticipate that issuing an original license to construct, operate, and maintain the A-Mill Project would have adverse effects on historic properties. We anticipate that any adverse effects can be mitigated by executing a Programmatic Agreement requiring Minneapolis Housing Associates to: (1) prepare a Level 1 Historic American Engineering Record (HAER) of the Pillsbury Waterpower System to mitigate for the adverse effects of project construction and operation; and (2) develop and implement an Historic Properties Management Plan (HPMP). The executed Programmatic Agreement would be incorporated into any license that the Commission issues for the project.

I. THE PROJECT

A. Proposed Project

Minneapolis Housing Associates proposes to develop, construct, operate, and maintain the A-Mill Project, which would be located within the Saint Anthony Falls Historic District (Historic District) and would utilize existing infrastructure at the Pillsbury A-Mill, a National Historic Landmark (NHL). The project would consist of: (1) an existing headrace tunnel fitted with a new 616-foot-long, 5-foot-diameter steel penstock; (2) a new vertical steel penstock segment to be installed in the existing downstream drop-shaft; (3) a new 600-kW turbine generator unit and a new access stair to the turbine pit, installed in the same location as the historic stair; (4) a new 6-foot-wide by 4-foot-tall concrete outlet structure to be installed at the existing downstream tailrace; and (5) appurtenant facilities.⁹

B. Proposed Project Boundary

The project boundary encloses the proposed project features, which include: (1) the existing intake structure; (2) the existing underground Pillsbury “A” Mill headrace tunnel leading to and under the Pillsbury “A” Mill building; (3) an angular area under the Pillsbury “A” Mill building that includes a forebay area and the Wheel A-1 and Wheel A-2 drop shafts; and (4) the existing tailrace tunnel to the existing concrete outlet structure apron. The project boundary would not extend vertically into the residential floors of the Pillsbury “A” Mill building.

II. HISTORIC PROPERTIES IDENTIFIED

A. Area of Potential Effect

The area of potential effects (APE) for the project is entirely within the Historic District and the Pillsbury “A” Mill NHL, and includes: (1) all lands necessary for or potentially affected by construction, operation, and maintenance of the proposed project; and (2) all areas which may have potential effects to the viewshed, as delineated in figures 1 and 2 in appendix B.

⁹ Appurtenant facilities may include vents, drains, equipment to operate the turbine generator, mechanical rooms to house this equipment, and gates and other partitions to control water flow and human access.

B. Historic Properties

Identification of Historic Properties within the APE

The project would utilize the Pillsbury “A” Mill building and the Pillsbury Waterpower System. The historic components (see table 1) of the system are described in a report, *Pillsbury A Mill Tunnels Historic and Engineering Condition Study*” a 2014 Historic American Buildings Survey (HABS) document that contains photographs of the tunnel system.¹⁰

Table 1. Historic Components of the Pillsbury Waterpower System

Historic Components	Notable Features
Tunnel headrace	Tunnel intake Phoenix Flour Mill headrace intersection Railroad spur “bridge” imbedded in Tunnel roof Catch basin lead through the river side wall Location of nonexistent trash rack (headrack removed in 2013; remnants of hardware remain) Headrace bypass Tunnel endwall
Forebay	Sluice gates
Two drop shafts and turbine pits	Turbine service rooms
Tailraces	

The Pillsbury “A” Mill building is a NHL, which was listed in 1975. The Pillsbury Waterpower System contributes to Pillsbury “A” Mill’s designation as a NHL, and the components of the system are concurrently historic structures and archaeological sites.

The Pillsbury Waterpower System is also a contributing element to the Historic District. The Historic District was listed in the National Register of Historic Places in 1971 (National Register). The Historic District includes approximately 267 buildings, structures, and historic period industrial archaeological sites.

¹⁰ Mead and Hunt, CAN Consulting Engineers, 10,000 Lakes Archaeology, ARCH3 LLC, “Pillsbury A Mill Tunnel Historic and Engineering Condition Study,” May 2014, prepared for the City of Minneapolis.

Table 2 provides a list of properties in the APE that the Commission has evaluated. The number in the parenthesis following the name of each feature indicates its location on the map in Appendix B, figure 3.

Table 2. Historic Properties in the APE

NRHP = National Register of Historic Places (I = individually eligible; C/NC = Contributing/Non-contributing to Historic District)

NHL = National Historic Landmark

Name	Location	Historical Information	NRHP	NHL
<i>Buildings</i>				
Pracna Building (5)	117 Main Street	Built as a saloon in 1890 by Frank Pracna and the Minneapolis Brewing Company. Three-story, red-brick, Queen Anne-style building designed by locally prominent architect Carl Struck. Renovated in 1969 and since 1973 used as a restaurant.	C	
Martin and Morrison Block (6)	123-127 Main Street	Stone-faced retail and office block built in 1858. Architect unknown. Circa late 1870s, purchased by Union Iron Works and converted to industrial use. Together with the Upton Block (#7), sold by Union Iron in the 1930s and used as industrial and warehouse space until 1985, when they were rehabilitated as part of the Saint Anthony Main retail/office complex.	C	
Upton Block (7)	129 Main Street	Built in 1855. Three-story, flat-roofed, buff-brick building designed by local master builder B. O. Cutter for brothers R. and M. Upton, who used the ground floor as retail space and rented the upper stories as professional offices. In 1879, purchased by Union Iron Works and converted to industrial use. Together with the Martin and Morrison Block (#6), sold by Union Iron in the 1930s and used as industrial and warehouse space until 1985, when they were rehabilitated as part of the Saint Anthony Main retail/office complex.	C	
Salisbury and Satterlee Company (8)	201-205 Main Street	Six-story brick building erected in 1909 as part of Salisbury and Satterlee Company's bed and mattress manufacturing complex. Designed by local architects Bertrand and Chamberlin. Renovated in the 1970s as part of the Saint Anthony Main retail/office complex.	C	
Pillsbury "A" Mill (4)	301 Main Street	National Historic Landmark. Associated with Waterpower System (see <i>Sites</i>).	C	X
<i>Sites</i>				
Falls of St.	Vicinity of	A limestone ledge that was once part of Saint Anthony	C	

Name	Location	Historical Information	NRHP	NHL
Anthony, East Channel Escarpment (21)	tailrace outlet	Falls (East Channel) and the only segment that remains visible today.		
Pillsbury Waterpower System (4)	Vicinity of Main Street	Associated with Pillsbury "A" Mill.	C	X
Nudd and Knight Eave and Gutter Factory Site (9)	110 Main Street	Possible archaeological evidence of large water-powered, wood-frame structure built in 1865 and burned in 1882. Some foundations may remain under riverbank fill.	C	
Main Street Manufacturing Center Site (10)	120-122 Main Street	Possible archaeological evidence of adjoining one-story, stone, water-powered buildings. Built in 1875 and gone by 1892, but some foundations may remain under riverbank fill.	C	
Retaining Wall Adjacent to Pillsbury Power Canal Intake structure (11)	Embedded within the eastern river bank upstream from the Main Street Station and just downstream from the "A" Mill intake structure	Deteriorating local Platteville limestone and mortar wall uncovered in 2006 during excavation to install an access ramp to Water Power Park, it is thought to be part of a retaining wall that flanks the sides of the intake for the Pillsbury Power Canal. The exposed portion of the wall was documented in photographs and measured drawings and then, in consultation with Minnesota SHPO, covered immediately to protect it from further construction effect.	C	
Log Chute (12)	Paralleling Main Street downriver from Second Avenue	The chute allowed logs that did not belong to owners of the platform sawmills at the falls to pass over the falls to the channel below.	C	
Tower Mill Site (14)	300 Main Street	Built in 1871. Tower for transmitting power to Northwestern Fence Works on Third Street; also served as a grist and feed mill. The wood structure and waterpower turbine were removed in 1891. No foundations are apparent.	C	
Barnard Brothers Furniture Factory (15)	308 Main Street	Built in 1853. Four-story wood-frame building with a water-powered planing mill on the first floor and furniture manufacturing above. Burned in 1871. Construction of the Pillsbury Canal tailraces in 1881 may have destroyed most of the foundation remnants.	C	
Scott and Morgan Foundry/Ames Building (16)	Main Street between Third and Fourth Avenues SE	Built in 1856. Wood-frame foundry. Burned in 1863. Rebuilt in 1865 as a sash, door and blind factory. Destroyed by another fire in 1871. Construction of the Pillsbury Canal tailraces in 1881 may have destroyed most of the foundation remnants.	C	
Chalybeate Springs Resort (17)	Main Street between Fourth and Fifth Avenues SE	In 1875, on land leased from the Saint Anthony Water Power Company, Manesseh P. Pettingill built a restaurant, dock, and walkway to the river, sold water from natural springs at the base of the bluff, and offered boat rides into "Chute's Tunnel" (under Main	C	

Name	Location	Historical Information	NRHP	NHL
		Street but outside of project's APE). The site was partially destroyed by construction of the tailraces in 1881 and the resort was abandoned by 1883. While surface traces have vanished, some buried foundations and occupation debris may still exist.		
Government Shaft House (18)	East side of Upper Hennepin Island	The Army Corps of Engineers excavated a vertical shaft at the northeastern end of Hennepin Island in 1874 to access a tunnel in which a dike was being constructed below the riverbed. The shaft house was removed in 1891; the top of the shaft is now covered by concrete and interpreted in Water Power Park.	C	
Mill Hands Boarding House (19)	Upper Hennepin Island	Two-story, wood-frame structure built by the Saint Anthony Falls Power Company in 1855 for mill hands. The structure was torn down in about 1865 but some foundations may remain.	C	
First Hennepin Island Paper Mill (20)	Upper Hennepin Island	Three-story, wood-frame paper mill built by Chase and Secombe in 1859 and demolished after mill moved to a stone building on the lower part of the island in 1874. Foundations may remain.	C	
Father Hennepin Bluffs Park (23)	Includes bluff and area above and below bluff	Park includes south end of Hennepin Island. Established in late 1970s. A lack of maintenance since that time has resulted in deterioration of the original design.	NC	
Structures				
Third Avenue Bridge (a.k.a. Central Avenue Bridge, Saint Anthony Falls Bridge, Bridge No. 2240) (1)	Spanning the Mississippi River between Third Avenue South and Central Avenue SE	Open-spandrel, concrete-arch bridge designed by F. W. Cappelen and Kristoffer Oustad. Built in 1914-1918; renovated in 1980.	I, C	
Horseshoe Dam (2)	Mississippi River above Saint Anthony Falls	Built in the mid-nineteenth century to divert water to the east and west channels to power industrial development.	C	
Main Street (3)	Main Street	The cobblestoned Main Street was specifically referenced as an important feature in the Historic District' National Register nomination.	C	
Main Street Station (10)	206-210 Main Street	Hydroelectric generating plant built in 1894 on site of former platform sawmills and reconstructed after a fire in 1911. A cellular dam installed immediately upstream and on Hennepin Island to avoid potential undermining of the dam in 2000 permanently cut off water to the plant. No longer functional, the plant is owned by Xcel Energy and serves primarily as a storage area.	C	
Main Street	Vicinity of	Water flow to Main Street Station eliminated with	C	

Name	Location	Historical Information	NRHP	NHL
Station Tailrace Outlets (22)	tailrace outlet	construction of cell dam but outlets remain exposed downstream.		
<i>Districts</i>				
Saint Anthony Falls Historic District		The APE is completely within the National Register-listed district.	I	

III. ANTICIPATED EFFECTS

A. Effects on Historic Properties within the APE

Issuing an original license would result in the development of the A-Mill Project. This would have direct physical effects during construction and indirect effects, primarily visual, resulting from the construction. Indirect visual effects during construction are short-term and are unlikely to be adverse, so they would not be addressed in the following evaluation. These effects can have an Adverse Effect or No Adverse Effect to historic resources.

Table 3 includes the alterations to the features of the Pillsbury Waterpower System that would be required to construct the A-Mill Project.

Table 3. Alterations to the Pillsbury Waterpower System

Historic Components	Notable Features	Project Scope	Assessment of Effects
Tunnel headrace	Tunnel intake	Temporarily install coffer dam at intake mouth (wing walls would be outside of coffer dam) and place construction shoring along intake walls; remove non-historic concrete deck, non-historic concrete bulkhead, historic stone center pier; install new concrete intake passage between existing stone wing walls and sluice gate (construction shoring would be imbedded in new concrete); install stoplog slots and trashrack (all below grade with a metal cover at grade); install new concrete bulkhead connected to 5'-diameter, 616'-long steel penstock that rests on concrete saddles with minimal	<u>Adverse effect:</u> removal of historic stone center pier (not visible from public right-of-way). The other scope items would avoid physically damaging historic materials. The front of the new intake structure would be 4' back from that of the existing structure, revealing more of the historic structure. The stoplog slots, trashrack, and bulkhead would be recessed behind the front of intake and mostly submerged, so the installation would be

Historic Components	Notable Features	Project Scope	Assessment of Effects
		dowling attachments to the limestone floor of the historic headrace tunnel	virtually invisible from the public right-of-way. There would be no visual adverse effects.
	Phoenix Flour Mill headrace intersection	No work planned.	No adverse effects
	Railroad spur “bridge” imbedded in Tunnel roof	No work planned.	No adverse effects
	Catch basin lead through the river side wall	No work planned.	No adverse effects
	Location of nonexistent trash rack (headrack removed in 2013; remnants of hardware remain)	No work planned.	No adverse effects
	Headrace bypass	To deter human access, the bypassed reach has been sealed with a deteriorated circular metal gate is not historic. The existing gate would be removed to facilitate construction, retained, and reinstalled to re-seal the opening. Remnants of a gate operating mechanism above the opening would be left in place.	No adverse effects
	Tunnel endwall	No work planned.	No adverse effects
Forebay	Sluice gates	Remove small section of historic stone weir to allow radius required to angle new penstock to drop shaft. The sluice gates would be left in place as is.	A small amount of stone would be removed; this is an adverse effect to the stone weir.
Two drop shafts and turbine pits [Wheel 1 and Wheel 2]	Turbine service rooms	Wheel 1 (downstream): remove debris in drop shaft and turbine room; remove sluice gates to accommodate installation of penstock, then reinstall in up position; retain existing 12'-diameter upper drop shaft steel liner; install new penstock segment above turbine and connect to new elbow at top of drop shaft; make opening in historic tunnel wall for access to new turbine/generator unit (original turbine removed in 1992)	Wheel 1: <u>Adverse effects</u> include new opening in historic tunnel, removal of sections of concrete deck in turbine room, and other alterations needed to install turbine/generator unit and related equipment. These adverse effects are physical and not visible from the public right-of-way. Wheel 2: No adverse effects

Historic Components	Notable Features	Project Scope	Assessment of Effects
		<p>and remove pump and compression tank on concrete base and sections of concrete deck at approx. el. 755 in historic turbine room as needed for construction; install new hoist to raise generator/turbine for service (hoist beam extends from headrace into drop shaft through new opening in existing headrace wall and is supported by galvanized steel support frame); install removable floor around drop shaft opening and new mechanical room at headrace elevation; add drain pipe from tunnel floor sump; in existing shaft, install new stair to turbine room and masonry partition wall; install concrete bulkhead in turbine room; install rock netting at existing stone ceiling to prevent spalling and damage from falling rock; secure concrete masonry wall attached beneath turbine room deck; install new turbine-generator unit, conditioning, electrical equipment, and hydrothermal discharge in bottom of drop shaft, with draft tube/extension embedded in concrete.</p> <p>Wheel 2 (upstream): no work planned.</p>	
Tailraces		<p>Tailrace 1 (downstream): Remove non-historic concrete masonry unit wall at the upstream end of historic concrete tailrace to allow for concrete embedment of draft tube elbow; new draft tube vent would extend vertically, passing through historic concrete turbine-room deck at approx. el. 755, then turn 90 degrees to exit through new concrete bulkhead wall; remove extensive river sediment, decomposing vegetation, and other debris and deteriorated historic timber beams in tailrace; install new 4' x 6' tailrace concrete box</p>	No adverse effects

Historic Components	Notable Features	Project Scope	Assessment of Effects
		conduit, with riprap between side walls of new conduit and historic tailrace walls; a new bat-friendly security gate would run from the top of the culvert up to the tailrace ceiling; the end of the conduit would extend beyond the existing channel walls to an existing concrete apron); remove sediment from existing concrete apron; install place about 50 cubic yards of riprap at end of concrete apron to deter scour in downstream earth channel. Tailrace 2 (upstream): no work planned.	

B. Adverse Effects

The construction and operation of the project would adversely affect the Pillsbury Waterpower System (contributes to Historic District and Pillsbury “A” Mill NHL). As outlined in table 3 above, the project will have adverse effects to the tunnel headrace, tunnel, drop shaft, and tailrace.

The construction and operation of the project would adversely affect the Pillsbury “A” Mill NHL; which contributes to Historic District. The adverse effect to the Pillsbury Waterpower System also adversely affects the Pillsbury “A” Mill.

C. No Adverse Effects

The remaining historic properties in the APE would not be adversely affected by the project. Because the remainder of the work needed for the hydroelectric system would be almost entirely below grade or under water, the potential visual effects are minimal and there do not appear to be other potential adverse effects.

Pillsbury “A” Mill was designed and constructed to utilize the Mississippi River and power of St. Anthony Falls to provide hydropower for the flour milling operations. However, operating the A-Mill Project does not ensure that there would be no adverse effects. Adverse effects may occur to structures that comprise the A-Mill Project, including repairs and modifications that, while necessary for the continued safe and efficient operation, are not in keeping with the project’s historic character.

IV. AVOIDING, MINIMIZING, OR MITIGATING ADVERSE EFFECTS

A. During construction, the Licensee would prepare a Level 1 Historic American Engineering Record (HAER). The document would expand on the *Pillsbury A Mill Tunnel Historic and Engineering Condition Study*, a HABS document that contains photographs of the tunnel system. The HAER report would include images from the HABS report in its narrative. The HAER document would include the images from the 2014 HABS report, and contain photographs of areas not covered by the HABS documentation, primarily areas that could not be accessed or were obscured by debris during the 2014 HABS survey, including the intake setting, stone center pier, concrete deck, concrete bulkhead, foundation wall (in opening for access to turbine-generator unit), Wheel 1 (downriver) drop shaft and turbine room, sluice gates, downriver tailrace tunnel, and tailrace setting. The HAER narrative and drawings would focus on the function of the waterpower system. The HAER documentation would mitigate for the adverse effects of project construction and operation.

B. The project may adversely affect other unknown historic properties during project operation. We anticipate that adverse effects that may occur during operation of the A-Mill Project and any adverse effects to other unknown historic properties can be taken into account by requiring Minneapolis Housing Associates to develop and implement an HPMP as a stipulation of a Programmatic Agreement. The provisions of the HPMP would include guidelines to avoid, minimize, or mitigate any adverse effects.

Appendix B



Figure 1. Area of Potential Effects (Source: Minneapolis Housing Associates, 2015).

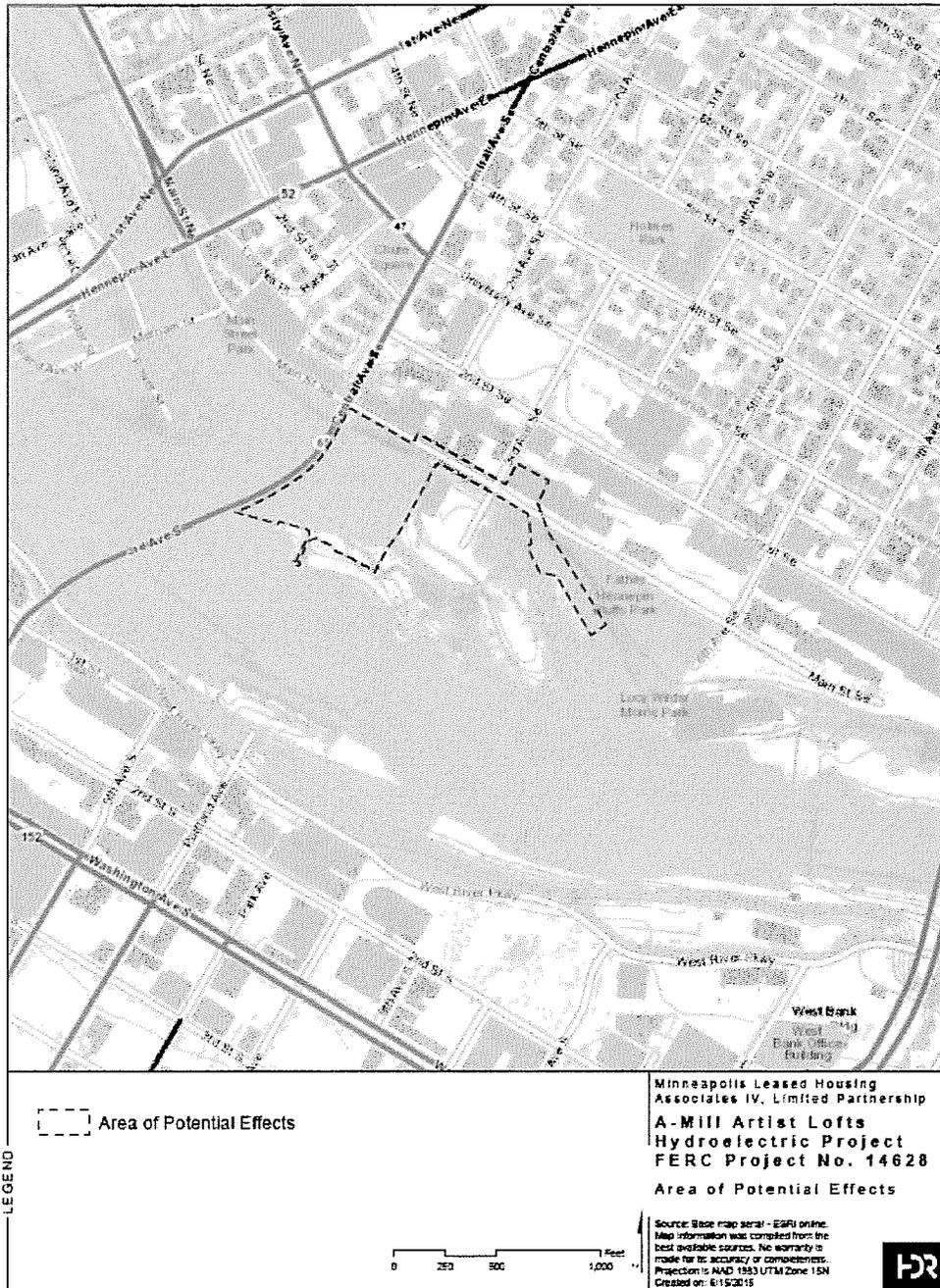


Figure 2. Area of Potential Effects (Source: Minneapolis Housing Associates, 2015)

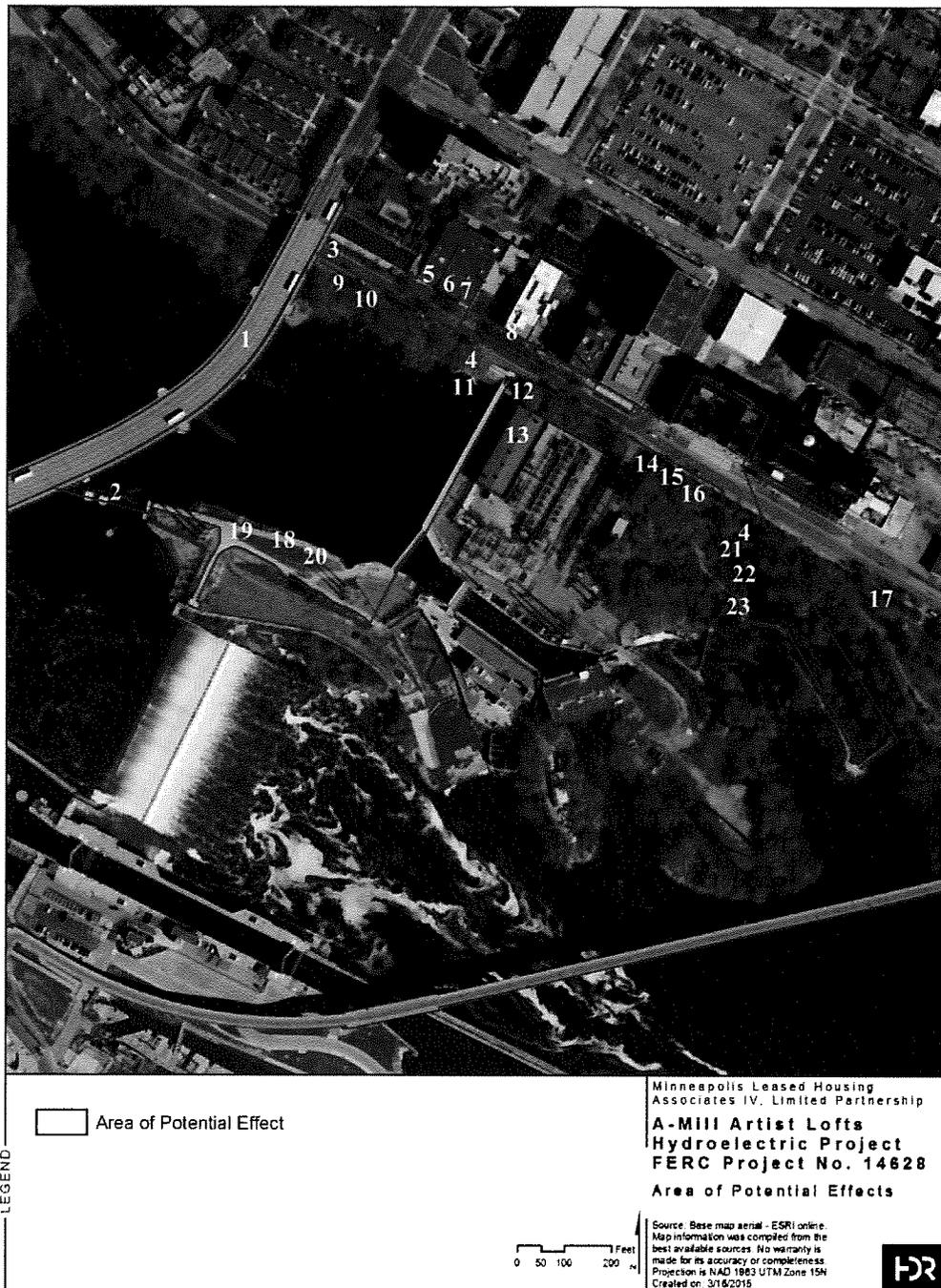


Figure 3. Location of features identified in table 2 (Source: Minneapolis Housing Associates, 2015).